

# ABSOLUTE AUCTION

Thursday, December 12th

**Location: 955 Ray Road, Lewisport KY 42351**

**Directions:** Heading east towards Lewisport, KY on HWY 60 E turn south on south Chestnut Grove Road. Go approx. 1.4 miles on South Chestnut Grove Road then turn east on Ray Road. Property located on the right. Watch for signs.

In order to dissolve our marital partnership, we have authorized Kurtz Auction & Realty to sell the following regardless of price:

## **10 AM 154.88± Acres in 2 Tracts** **Cropland - Pasture - Timberland - Farm Machinery**

\*First sale starts at **10 AM** on 0955 Ray Road, Lewisport KY

### **Tract #1**

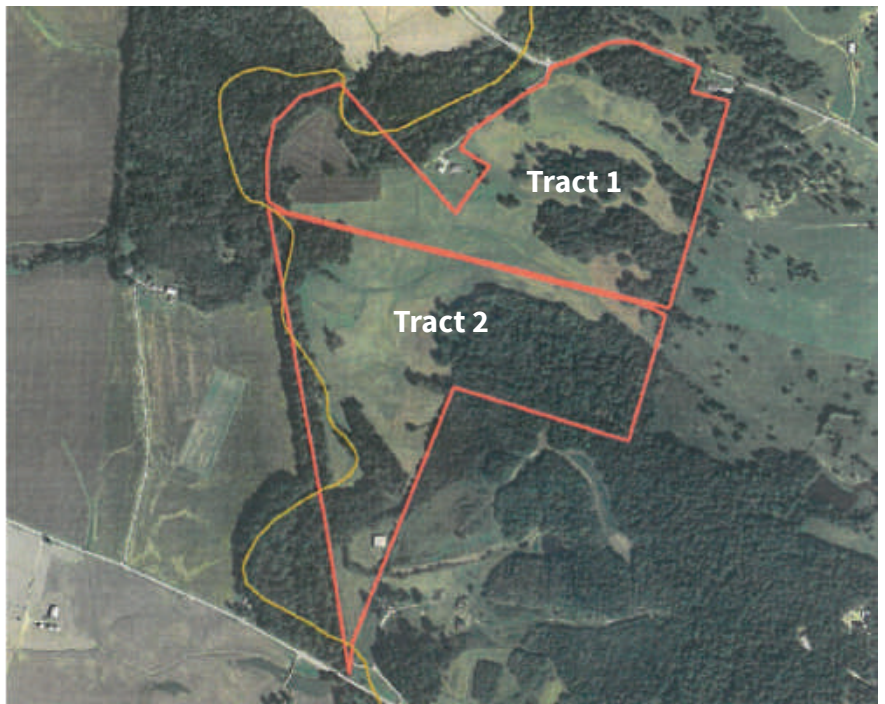
- 74.88 ± acres according to the deed
- 975± ft. of road frontage on Ray Road
- 7± acres of cropland
- 21 ± acres in CRP
- Soil type consists of mostly Wellston and Wakeland Silt Loams

### **Tract #2**

- 80 ± acres according to the deed
- Tract fronts on St. Rt. 662
- 25.01± acres in CRP
- Soil types consist of mostly Wellston and Bonnie Silt Loams

### **Farm Machinery - Collectibles**

78' John Deere 4430 tractor; 200 International tractor; Ford 6600 tractor (does not run); hay rake; New Holland mowers; New Holland round baler; New Holland square baler; bale hauler; 14' hay wagons, wood floor; (2) discs.



**For more info, pictures and drone footage go to [kurtzauction.com](http://kurtzauction.com) or call Tyler Edge, Auctioneer**

**Terms: Real Estate:** 10% down at the auction; balance due by January 31st 2020. Seller to receive crop income for 2019 and will be paying for the 2019 property taxes. Seller is conveying any mineral rights that they own. Bidders have ten days prior to the auction for lead-based base paint and other inspections. **Personal property:** Paid in full at the auction by cash, check, Visa or Mastercard. **No buyer's premium.**

**Owners:** Neil & MaryAnn Estes

Announcements made at auction take precedence over printed material

**800-264-1204**  
**kurtzauction.com**

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# Thursday, December 12th at 12 PM

## Location: 5880 State Route 657, Lewisport, KY 42351

**Directions:** Heading east on HWY 60 E towards Lewisport, KY turn south on State Route 657. Go approx. 4 miles on St. Rt. 657, property will be on the left. Watch for signs.

## **NOON 5.743 Acres in 4 Tracts**

### **Brick Home – Building Sites**

\*Second sale starts at **12PM** on 5880 St. Rt. 657 Lewisport, KY

#### **Tract #1 – contains 3.256 acres & brick home**

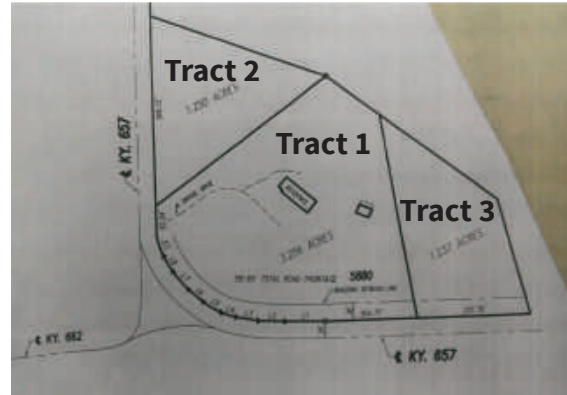
- 784 ± sq. ft. on the main floor
- Family room
- 2 bedrooms
- 1 bath
- 632 ± sq. ft. in the basement
- Detached garage/carport

#### **Tract #2 – contains 1.250 acres**

- Great building site
- 346.15 ft. road frontage on St. Rt. 657
- Utilities available on St. Rt. 657

#### **Tract #3 – contains 1.237 acres**

- 201.76 ft. road frontage on St. Rt. 657
- Utilities available on St. Rt. 657
- Great building site



## Thursday, December 12th at 2 PM

### Location: 1540 Pell Street, Lewisport, KY 42351

**Directions:** Heading east on HWY 60 E towards Lewisport, KY. Turn north on State Route 657 and go 1 mile to Pell Street. Turn west on Pell street and property is on the right. Watch for signs.

## **2 PM 2 Bedroom, 2 Bath Home**

\*Third sale starts at **2PM** on 1540 Pell Street, Lewisport KY

- Home built in 1977 according to PVA
- 1,144 ± sq. ft. according to PVA
- 2 bedroom
- 2 bath
- Detached carport
- Home is currently leased until January 1st 2020



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